

**WITHLACOOCHEE REGIONAL PLANNING COUNCIL  
BOARD OF DIRECTORS MEETING**

**DATE:** April 15, 2010  
**TIME:** 7:00 P.M.  
**PLACE:** Withlacoochee Regional Planning Council  
1241 S. W. 10<sup>th</sup> Street  
Ocala, FL 34471-0323

**MEMBERS PRESENT:**

Dennis Damato, Citrus County Commissioner  
Bill Murray, Citrus County Governor's Appointee  
Avis Craig, Citrus County Governor's Appointee  
Joe Johnston, III, Hernando County Municipal Representative  
James Adkins, Hernando County Commissioner  
Rose Rocco, Hernando County Commissioner  
Buddy "Walter" Selph, Hernando County Governor's Appointee  
Pat O'Neal, Levy County Municipal Representative  
Martha Hanson, Marion County Governor's Appointee  
Ed Kelly, Marion County Governor's Appointee  
Ronald Allen, Sumter County Municipal Representative  
Garry Breeden, Sumter County Commissioner  
Richard Hoffman, Sumter County Commissioner  
Ed Nowe, Sumter County Governor's Appointee

**MEMBERS ABSENT:**

Maureen McNiff, Municipal Representative  
Winn Webb, Citrus County Commissioner  
Joe Meek, Citrus County Commissioner  
John Druzbeck, Hernando County Commissioner  
Nancy Bell, Levy County Commissioner  
Danny Stevens, Levy County Commissioner  
Fred Ward, Marion County Municipal Representative  
Barbara Fitos, Marion County Commissioner  
Stan McClain, Marion County Commissioner  
Mike Amsden, Marion County Commissioner  
Charlie Stone, Marion County Commissioner  
Ed Abshier, Marion County Governor's Appointee  
Mary Sue Rich, City of Ocala Municipal Representative  
Glenn Horvath, Non-Voting Ex-Officio Member representing SRWMD  
Deborah Getzoff, Non-Voting Ex-Officio Member representing DEP

Randy Welker, Non-Voting Ex-Officio Member representing DOC

**OTHERS PRESENT:**

Fred Landt, WRPC Attorney  
Chuck Dixon, Citrus County Schools  
Amber Wheeler, Hernando County Schools  
Paul Wieczorek, Hernando County Planning  
Miki Renner, SWFWMD  
Joe Stapf, Hernando County Utilities Department  
Bobbi Mills, Hernando County Citizen  
Jake Varn, Attorney for Quarry Preserve  
Joe Quinn, SWFWMD  
Don Lacey, Coastal Engineering  
Matt McNulty, Quarry Preserve  
Ron Pianta, Hernando County Planning Director  
David Hamilton, Hernando County Administrator  
Cliff Manuel, Coastal Engineering

**STAFF PRESENT:**

Bruce Day, Planning Director  
B.J. Fowler, Administrative Assistant II  
Jason Garcia, Principal Planner

**AGENDA ITEM #1 - CALL TO ORDER**

Chairman Allen called the meeting to order at 7:00 p.m.

**AGENDA ITEM #2 - INVOCATION AND PLEDGE OF ALLEGIANCE**

The Invocation was given by Commissioner Damato and the Pledge of Allegiance followed.

**AGENDA ITEM #3 - WELCOME, INTRODUCTIONS & ANNOUNCEMENTS**

Chairman Allen welcomed everyone to the meeting and asked that they introduce themselves.

At this time the WRPC Attorney, Fred Landt, swore in new WRPC Board Member Avis Craig.

**AGENDA ITEM #4 - ROLL CALL**

Ms. Fowler called the roll and a quorum was present.

**AGENDA ITEM #5 - ADOPTION OF AGENDA**

**A motion was made by Mr. Murray and seconded by Mr. Kelly to adopt the agenda as presented. Motion carried unanimously.**

**MOTION TO ADOPT  
AGENDA**

**AGENDA ITEM #6 - APPROVAL OF MINUTES OF THE MARCH 18, 2010 BOARD OF DIRECTORS MEETING**

**A motion was made by Mr. Damato and seconded by Mr. Selph to approve the minutes of the March 18, 2010, Board of Directors Meeting. Motion carried unanimously.**

**MOTION TO  
APPROVE MINUTES**

**AGENDA ITEM #7 - REGULAR BUSINESS**

A. Quarry Preserve DRI

**Developer Presentation:**

Mr. Varn introduced himself as the attorney representing the Developer for Quarry Preserve DRI. He then went on to briefly give an overview of the proposed development and explained that the Board Members had an updated map that had been provided when they arrived at the meeting. The new Map H was to replace the Map H that was included in the Regional Review and Recommendations Report that had been mailed to them in advance of this meeting. At the conclusion of his presentation he asked if there were any questions. Mr. Damato asked for a little more details regarding what the Developer was proposing for handling of wastewater. Mr. Varn explained that an arrangement would be made with Hernando County Utilities on that matter and that eventually the excess wastewater would be pumped to the closest facility for treatment. Mr. Allen asked how many golf courses were proposed and how those grounds would be maintained. Mr. Varn stated that they planned two golf courses, and maybe three, which will use stormwater for irrigation of the golf courses.

**Staff Presentation:**

Jason Garcia, WRPC Principal Planner, thanked Mr. Varn for giving such a complete presentation. Mr. Garcia then gave an overview of the DRI process and reiterated that the WRPC is a recommending body and not a regulatory body. Mr. Garcia then asked the Board to turn to the Summary of Recommendations and briefly reviewed conclusions that had been reached. Mr. Garcia also clarified that the Map H that was included in the Board's original Regional Review and Recommendations Report packet was the only Map H WRPC staff had received until this afternoon. However, if the Board approves transmittal of the Regional Review and Recommendations Report the updated Map H could be incorporated at that time. Mr. Garcia asked if there were any questions. No questions were received.

**Citizen's Input:**

Ms. Bobbi Mills, Hernando County Citizen, spoke. She expressed her concerns on the demand the Quarry Preserve development would have on Hernando County's resources and infrastructure. She also questioned the types of jobs the development would bring into Hernando County. Ms. Mills then stated she was asking that there be denial of the requested land use change and urged everyone to visit the property in person to make an informed decision. She then submitted three letters from other concerned citizens for the record.

**Board Discussion & Disposition:**

Mr. Kelly asked about the reference to "high density" and requested additional clarification. Bruce Day, WRPC Planning Director, pointed out on the new Map H about multi-family residential classification. Mr. Garcia and Mr. Varn both helped clarify the high density question.

**A motion was made by Mr. Selph and seconded by Mr. Kelly to approve the Regional Review and Recommendations Report with the inclusion of the new Map H as presented for submission to Hernando County Board of County Commissioners.**

Mr. Johnston again clarified the WRPC Board of Directors' role in this process. He explained that the WRPC Board is not to approve or disapprove a particular development, just to review the proposed development on the merits of what has been submitted to the WRPC staff for review on a regional basis, not local basis. This report is a compilation of recommendations to be passed on to Hernando County. Mr. Murray asked for clarification of the mention of school facilities. Ms. Amber Wheeler, Hernando County Schools, addressed that question by stating the Developer representatives had been working with the Hernando County School personnel on this

MOTION FOR  
APPROVAL OF  
QUARRY PRESERVE  
DRI REGIONAL  
REVIEW AND  
RECOMMENDATION  
REPORT FOR  
SUBMISSION TO  
HERNANDO COUNTY

issue and would continue to do so. Mr. Damato commented on land use sustainability and that he liked what was being communicated with this proposed development.

**It was stated that the Hernando County Commissioners had been advised by their attorney not to vote on this item. Ms. Rocco left the room for the vote and Mr. Adkins did not vote. Motion carried unanimously with the remaining Board Members.**

MOTION CARRIED  
UNANIMOUSLY WITH  
TWO NOT VOTING

B. Sumter County Exercise

Mr. Day explained that Sumter County would like to contract with the WRPC to complete an Emergency Management project. This would be a program consisting of two 4-hour multi-agency Homeland Security Exercise and Evaluation (HSEEP) EOC Functional Exercises and would be compliant with grant requirements for the State Homeland Security Grant Program (SHSGP). The WRPC will contract with EREC on this project for a contract cost of \$12,081.

**A motion was made by Mr. Johnston and seconded by Mr. Adkins to approve the Chairman or the Executive Director to execute the necessary contracts to perform this service for Sumter County. Motion carried unanimously.**

MOTION TO  
APPROVE

C. LEPC Training Course - Hazwoper Refresher

Mr. Day reviewed the information in the Board's packet that this was an additional LEPC related training course that had been offered in March. The District 5 LEPC Committee has approved sponsorship of an 8 hour "OSHA Hazardous Materials Hazwoper Refresher Course" and HMEP training funds were used to cover the \$2,200 cost of the course which was held in Ocala on March 31, 2010.

**A motion was made by Mr. O'Neal and seconded by Mr. Kelly to approve the Chairman or Executive Director to sign the necessary documents related to the March 31, 2010 OSHA Hazardous Materials Hazwoper Refresher Course. Motion carried unanimously.**

MOTION TO  
APPROVE

D. Hometown Democracy

Mr. Day reminded the Board that a resolution had been discussed at the previous Board of Directors meeting and had been tabled to request a memo from the WRPC attorney, Fred Landt. Mr. Day also pointed out the previously suggested wording changes that had been suggested by Mr. Johnston. Mr. Landt began by saying that the suggested wording changes that had been noted were fine and would not have any

bearing on the content of the resolution. Mr. Landt also stated that he had done research on the Board’s request and had to report that there was very little case law in the State of Florida. Basically, there are two points of consideration. First, the WRPC Board of Directors are the stewards of public money of taxpayers. If you take one particular side over another it could be argued that you are using public funds to sway interest to your side of an argument. That is inappropriate. Second, you as a Board have to start looking at what is your authority to be using this money. On that note, Mr. Landt referred to a legal opinion that he had provided in the Board packet which listed the powers and/or authorities of this organization. He stated that it was perfectly feasible for the Board to hold panel discussions or public forums to discuss issues, such as the Hometown Democracy issue, but public funds should not be utilized to try to influence others one way or the other.

The question was asked if the Board should consider executing the proposed Resolution because it would be using taxpayer money to copy and mail. It was noted that the cost to mail the resolution would be negligible.

**A motion was made by Mr. Selph and seconded by Mr. O’Neal to approve the Hometown Democracy resolution with text changes as previously suggested and discussed at the March 18<sup>th</sup> Board of Directors meeting and to transmit said resolution to the State.**

MOTION TO APPROVE

Ms. Craig pointed out a word omission on the second page of the resolution. In “Section 2” on the fourth line it reads, “Planning Council hereby further urges municipalities within the Withlacoochee Region and...” and to be consistent with the rest of the resolution it should read, “Planning Council hereby further urges counties and municipalities within the Withlacoochee Region and...”.

Mr. Landt informed Ms. Craig that the suggested wording change could be offered as a friendly amendment.

**A friendly amendment was offered by Ms. Craig to include the words “counties and” in the appropriate place in the resolution. The maker of the motion, Mr. Selph, and the person who seconded the motion, Mr. O’Neal, both agreed with the friendly amendment.**

MOTION TO APPROVE WITH FRIENDLY AMENDMENT

**Motion carried unanimously.**

**AGENDA ITEM #8 - CITIZENS’ INPUT**

None.

**AGENDA ITEM #9 - CHAIR'S REPORT**

The next meeting of the WRPC Board of Directors was announced for Thursday, May 20, 2010, at 7:00 p.m. at the WRPC office in Ocala.

**AGENDA ITEM #10 - DIRECTOR'S REPORT**

Mr. Day had no report to give at this time.

**AGENDA ITEM #11 - OTHER BUSINESS**

Mr. Landt asked to address the Board. He said that he has been to many of the Board meetings when a DRI report of recommendations is given and there are citizens that wish to speak in opposition to the development specifically. Mr. Landt said that he would suggest that before even starting a DRI presentation, someone give clarification of the role of this body. Several board members agreed with that suggestion and Mr. Allen said that he would recommend Mr. Moehlman work with Mr. Landt to develop a standard statement that could relate the actual role of the WRPC Board of Directors in the DRI's process. Mr. Day pointed out that information is contained on page 1 of the Regional Review and Recommendations Report generated by the staff, but perhaps a statement could be made verbally prior to beginning a DRI presentation.

**AGENDA ITEM #12 - ADJOURNMENT**

The meeting was adjourned at 8:00 p.m. by the Chair, Mr. Ronald Allen.

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Ronald B. Allen